

21/01626/REM

Land At, Perryfields Road, Bromsgrove

Reserved Matters Application of Phase 1, 149 residential units on land abutting Stourbridge Road/Perryfields Road, which is in line with the Outline Planning Permission for 1,300 dwellings (application reference 16/0335) allowed at appeal under reference APP/ P1805/W/20/3265948. The Reserved Matters application seeks consent in line with condition 1 for detailed matters of appearance, landscaping, layout, and scale.

Recommendation: DELEGATED POWERS be granted to the Head of Planning, Regeneration and Leisure to determine the Reserved Matters application following:

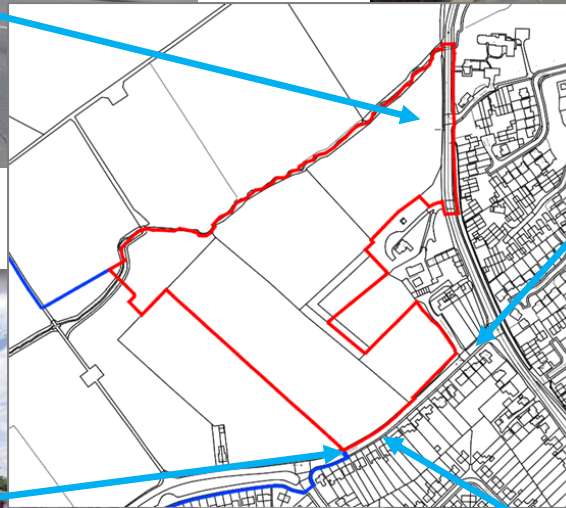
The expiry of the publicity period on 8 April 2023 and in the event that further representations are received, that DELEGATED POWERS be granted to the Head of Planning, Regeneration and Leisure, in consultation with the Chair of the Planning Committee, to assess whether new material considerations have been raised, and to issue a decision after the expiry of the statutory publicity period accordingly.

And that DELEGATED POWERS be granted to the Head of Planning, Regeneration and Leisure to agree the final scope and detailed wording and numbering of conditions.

Site location plan



Views of the site



Site layout plan







MIX BREAK DOWN		
PRIVATE	UNITS	PERCENTAGE
1 Bed	0	0.00%
2 Bed	5	4.67%
3 Bed	56	52.34%
4 Bed +	46	42.99%
Total	107	100.00%







AFFORDABI	UNITS	PERCENTAGE
1 Bed	0	0.00%
2 Bed	27	64.29%
3 Bed	13	30.95%
4 Bed	2	4.76%
Total	42	100.00%

Total	UNITS	PERCENTAGE
Private	107	71.81%
Affordable	42	28.19%
Total	149	100.00%



Legend

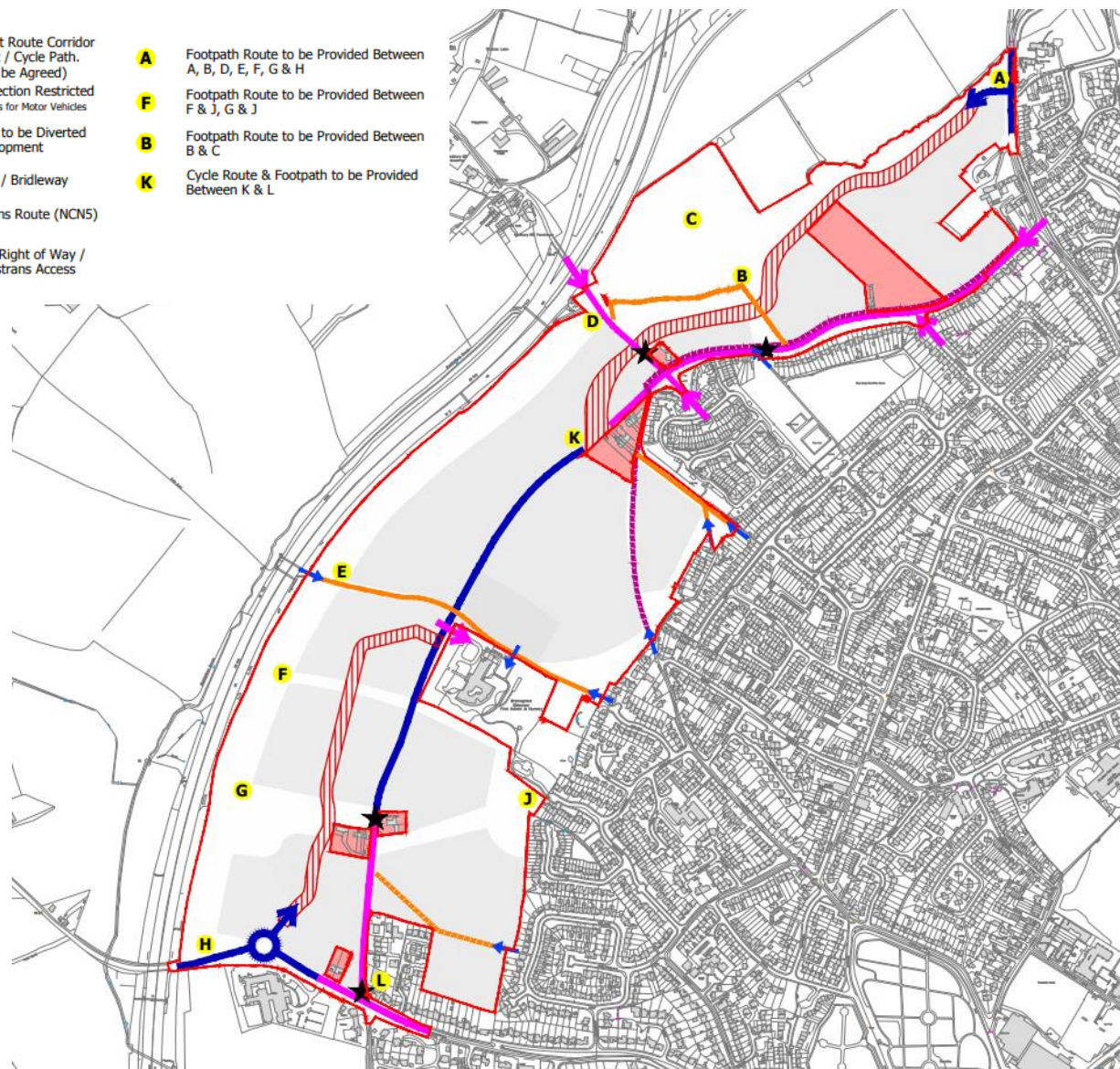
-  Application Boundary
-  Areas Excluded from Application Boundary
-  Main Access
-  Existing Highway (Subject to Alteration)
-  Existing Highway Access
-  Existing Highway Retained

-  Main Movement Route Corridor (Including Foot / Cycle Path. Exact Route to be Agreed)
-  Highway Connection Restricted - No Through Access for Motor Vehicles
-  Existing PROW to be Diverted Through Development
-  Existing PROW / Bridleway
-  Existing Sustrans Route (NCN5) & PROW
-  Existing Public Right of Way / Bridleway / Sustrans Access

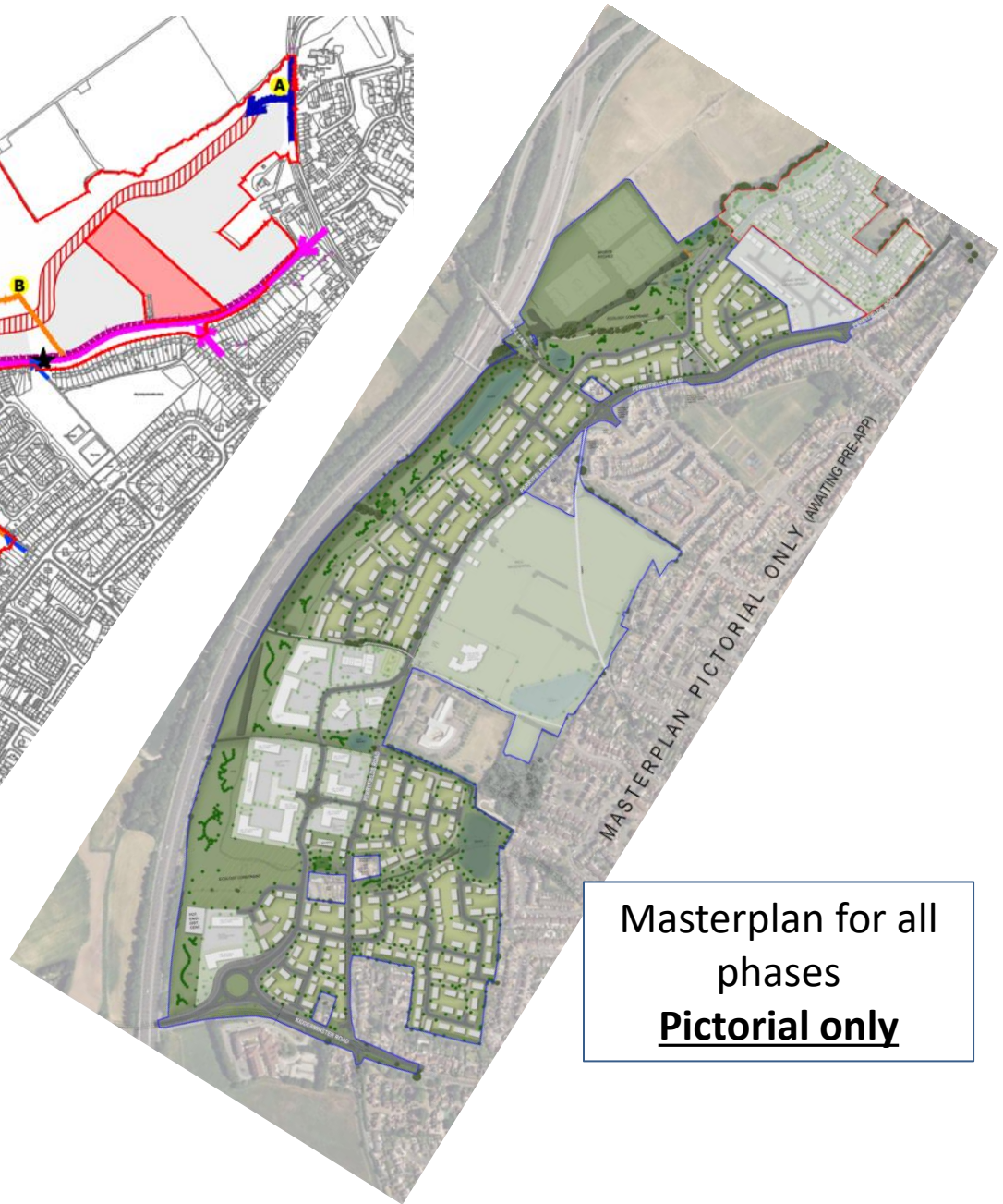
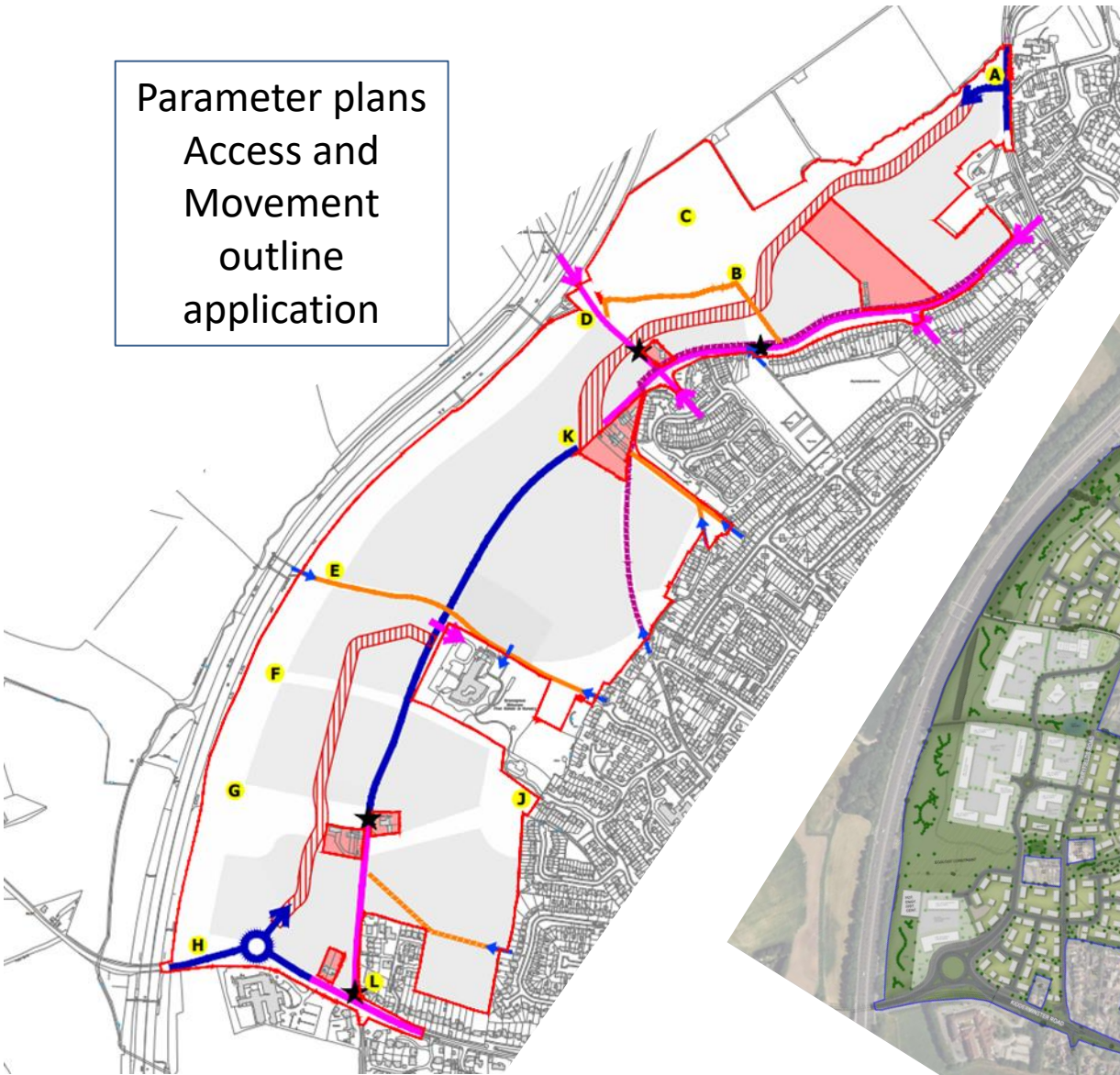
- A** Footpath Route to be Provided Between A, B, D, E, F, G & H
- F** Footpath Route to be Provided Between F & J, G & J
- B** Footpath Route to be Provided Between B & C
- K** Cycle Route & Footpath to be Provided Between K & L

Figure 3.6
Parameter plans
Access and
Movement
(outline application plan)

For information purposes
for this presentation

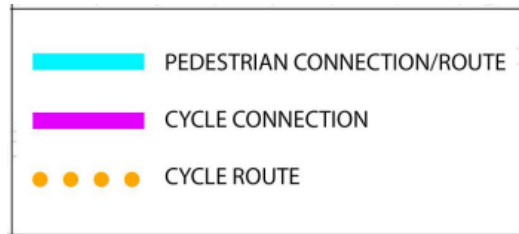


Parameter plans
Access and
Movement
outline
application

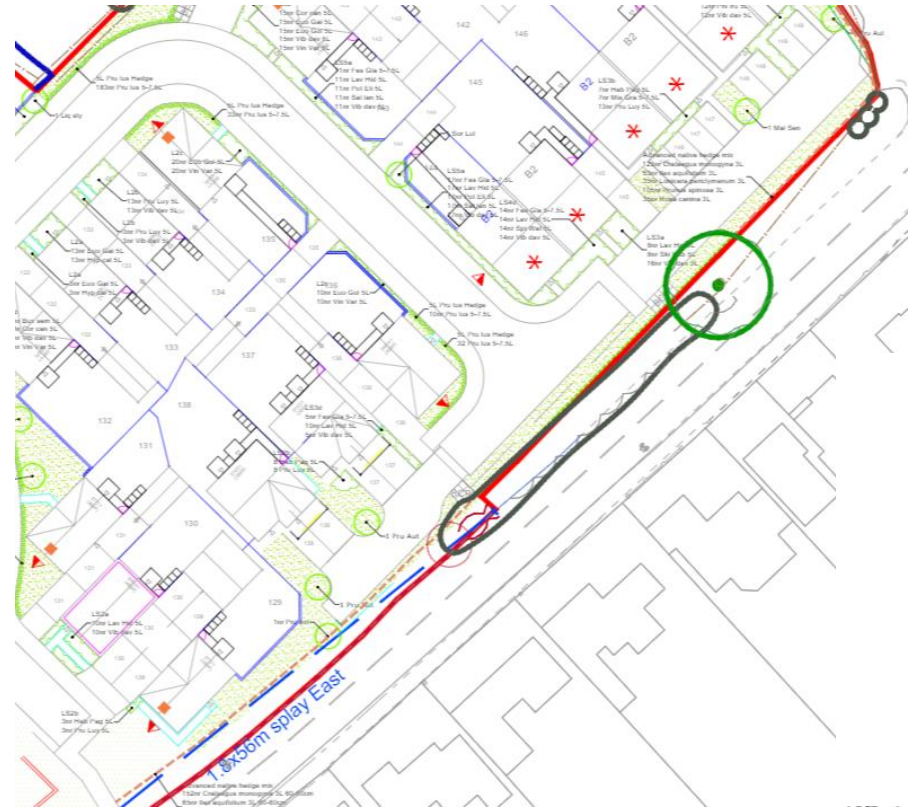
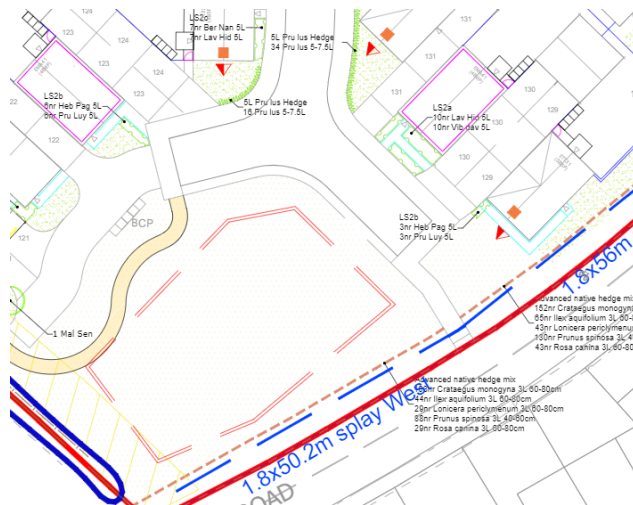


Masterplan for all
phases
Pictorial only

Connectivity Plan



Replacement planting along Perryfields Road



CHARACTER AREAS

KEY:

CENTRAL AREA



CORE AREA



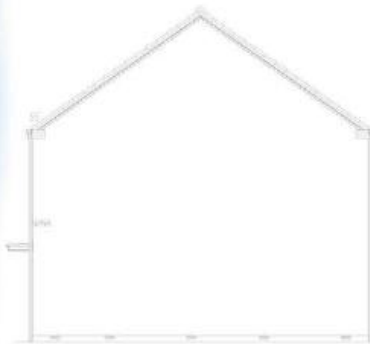
GREEN EDGE



Sample of housetypes



FRONT ELEVATION
DETACHED



SIDE ELEVATION
DETACHED



REAR ELEVATION
DETACHED



SIDE ELEVATION
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ETA 46 - RIGHTFORD (RIG) GREEN EDGE 1:100@A3



FRONT ELEVATION
END/SEMI DETACHED



SIDE ELEVATION
END/SEMI DETACHED



REAR ELEVATION
END/SEMI DETACHED



GROUND FLOOR PLAN (END/SEMI)



FIRST FLOOR PLAN (END/SEMI)

ETA 31 - AMBLEFORD (AMB) CORE

1:100@A3



FRONT ELEVATION
END/SEMI DETACHED
(Plot 93 only)



SIDE ELEVATION
END/SEMI DETACHED



REAR ELEVATION
END/SEMI DETACHED



GROUND FLOOR PLAN (END/SEMI)



FIRST FLOOR PLAN (END/SEMI)

ETA 32 - BRAMBLEFORD (BRAM) CENTRAL RENDER

1:100@A3



FRONT ELEVATION
END/SEMI DETACHED



SIDE ELEVATION
END/SEMI DETACHED



REAR ELEVATION
END/SEMI DETACHED



GROUND FLOOR PLAN (END/SEMI)



FIRST FLOOR PLAN (END/SEMI)

ETA 32 - BRAMBLEFORD (BRAM) GREEN EDGE 1:100@A3



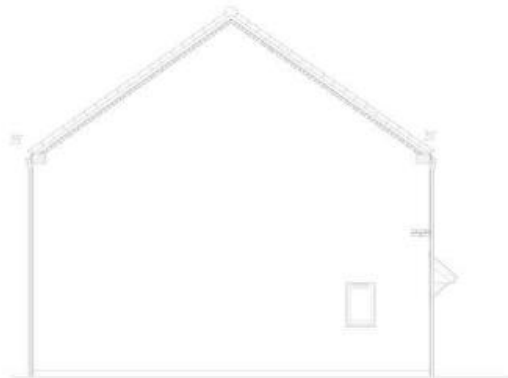
FRONT ELEVATION
DETACHED



SIDE (RIGHT) ELEVATION
DETACHED



REAR ELEVATION
DETACHED



SIDE (LEFT) ELEVATION
DETACHED



GROUND FLOOR PLAN (DETACHED)



FIRST FLOOR PLAN (DETACHED)

ETA 41 - AYLEFORD (AYL) CENTRAL 1:100@A3

GRP CHIMNEY TO PLOTS: 21 & 128 ONLY



FRONT ELEVATION
DETACHED



SIDE ELEVATION
DETACHED



REAR ELEVATION
DETACHED



SIDE ELEVATION
DETACHED



GROUND FLOOR PLAN

Window to
plot 22 & 128 only

Window to
plot 22 & 128 only



FIRST FLOOR PLAN

ETA 46 - RIGHTFORD (RIG) CENTRAL 1:100@A3



FRONT ELEVATION
END/SEMI DETACHED



SIDE ELEVATION
END/SEMI DETACHED



REAR ELEVATION
END/SEMI DETACHED



GROUND FLOOR PLAN (END/SEMI)



FIRST FLOOR PLAN (END/SEMI)



SECOND FLOOR PLAN (END/SEMI)

ETB 32 - DWLTON (OWL) GREEN EDGE

1:100@A3



FRONT ELEVATION
DETACHED



SIDE ELEVATION
DETACHED



REAR ELEVATION
DETACHED



SIDE ELEVATION
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ETG 31 - BYRNEHAM (BYR) GREEN EDGE 1:100@A3



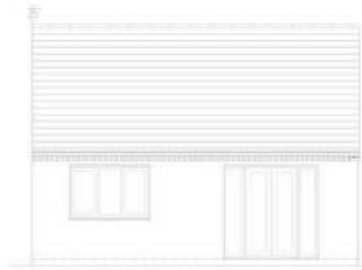
Floor Plan



Front Elevation



Side Elevation



Rear Elevation

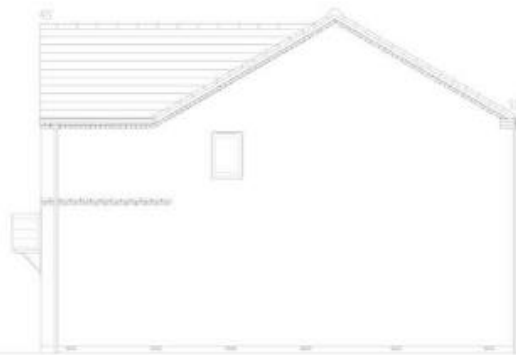


Side Elevation

B2 GREEN EDGE 1:100@A3



FRONT ELEVATION
DETACHED



SIDE (LEFT) ELEVATION
DETACHED



REAR ELEVATION
DETACHED



SIDE (RIGHT) ELEVATION
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ETG 42 - CORKHAM (COR) CENTRAL RENDER

1:100@A3

GRP CHIMNEY TO PLOTS:
43, 57, 99, 110 ONLY



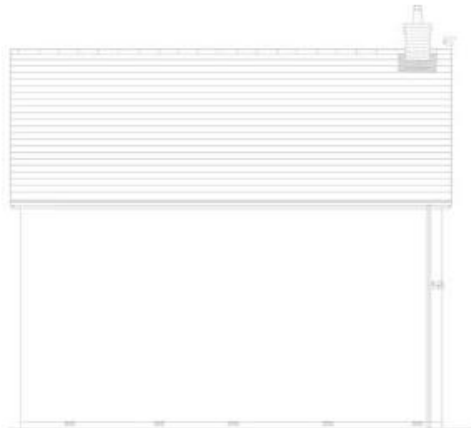
SIDE (LEFT) ELEVATION
DETACHED



FRONT ELEVATION
DETACHED



SIDE (RIGHT) ELEVATION
DETACHED



REAR ELEVATION
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ETT 31 - AYNESDALE (AYN) GREEN EDGE

1:100@A3

GRP CHIMNEY TO PLOTS:
43, 57, 99, 110, 129 ONLY



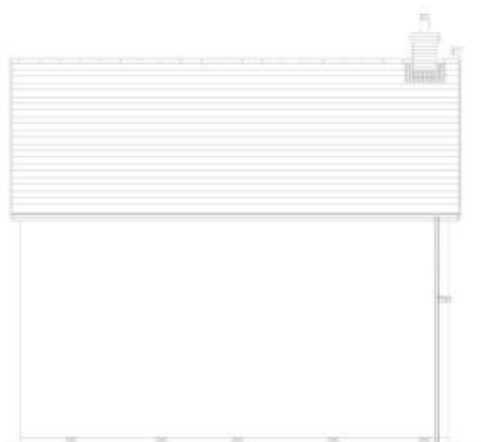
SIDE (LEFT) ELEVATION
DETACHED



FRONT ELEVATION
DETACHED



SIDE (RIGHT) ELEVATION
DETACHED



REAR ELEVATION
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

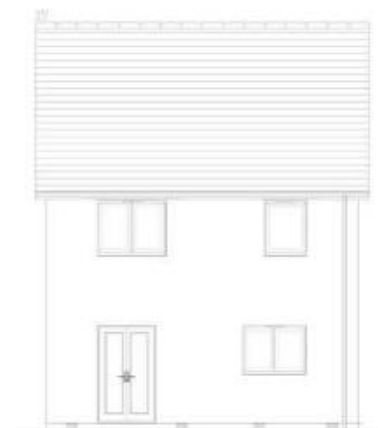
ETT 31 - AYNESDALE (AYN) GREEN EDGE RENDER 1:100@A3



FRONT ELEVATION
END/SEMI DETACHED



SIDE ELEVATION
END/SEMI DETACHED



REAR ELEVATION
END/SEMI DETACHED



GROUND FLOOR PLAN

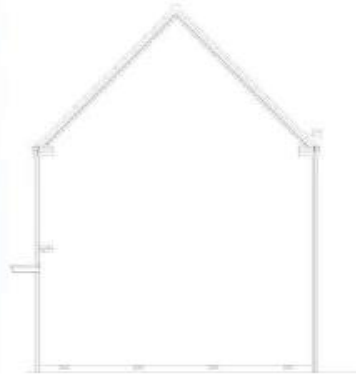


FIRST FLOOR PLAN

ETAP 41 - WITHERSTEAD (WIT) CORE 1:100@A3



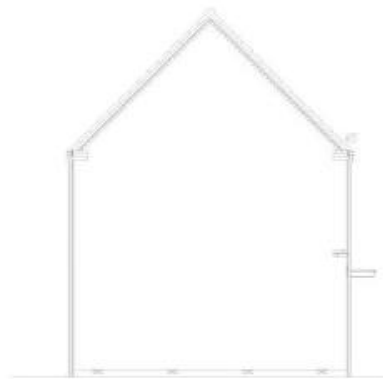
FRONT ELEVATION
DETACHED



SIDE ELEVATION (RIGHT)
DETACHED



REAR ELEVATION
DETACHED



SIDE ELEVATION (LEFT)
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ETT 32 - CARRDALE (CAR) GREEN EDGE

1:100@A3

GRP CHIMNEY TO PLOTS:
11, 33, 41, 48, 60, 68, 75, 96,
132, 135, 145 ONLY



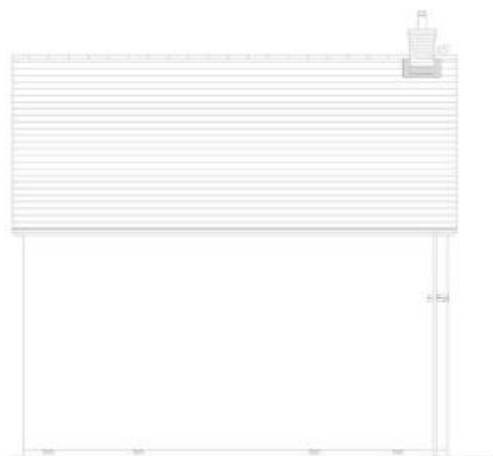
SIDE (LEFT) ELEVATION
END/SEMI DETACHED



FRONT ELEVATION
END/SEMI DETACHED



SIDE (RIGHT) ELEVATION
END/SEMI DETACHED



REAR ELEVATION
DETACHED



GROUND FLOOR PLAN (END/SEMI-DETACHED)



FIRST FLOOR PLAN (END/SEMI-DETACHED)

ETT 41 - PLUMDALE (PLU) GREEN EDGE

1:100@A3



FRONT ELEVATION
END/SEMI



SIDE ELEVATION
GABLE END (RIGHT)



REAR ELEVATION
END/SEMI



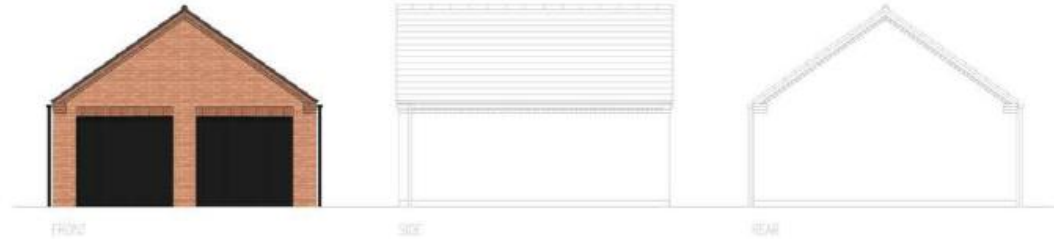
GROUND FLOOR PLAN



FIRST FLOOR PLAN

ETAP 22 - LEAVENSTEAD (LEA) CENTRAL 1:100@A3

Garages



Street scenes



STREET SCENE A-A



STREET SCENE B-B



STREET SCENE C-C



STREET SCENE D-D



STREET SCENE E-E



STREET SCENE G-G



PHASE 1, PERRYFIELDS ROAD, BROMSGROVE

7



